



OVERVIEW PROJECT PLAN

Onizuka Air Force Station (AFS) Base Realignment and Closure (BRAC) Project

Updated 1/30/07

Project Scope

To enable the City of Sunnyvale, with City Council acting as the Local Redevelopment Authority (LRA), to develop a Reuse Plan for Onizuka AFS. The process and plan will meet BRAC regulations and deadlines.

Phase 1 Project Outcomes

- Official recognition by the Department of Defense (DOD) establishing the City of Sunnyvale as the Local Redevelopment Authority (LRA) for the Onizuka AFS property.
- Apply for grant funding for Reuse planning from the Office of Economic Adjustment (OEA).
- Learn surplus status of Onizuka property designation.
- Preliminary property analysis.
- Form Citizens Advisory Committee (CAC) to advise LRA
- Conduct outreach to homeless assistance providers and public benefit entities, following federal regulations and guidelines.
- Select conceptual reuse alternative(s).

Phase 2 Project Outcomes

- Continue public and stakeholder involvement in base reuse planning through the Citizen's Advisory Committee and other various public outreach activities.
- Reuse Plan developed and submitted to DOD and the Department of Housing and Urban Development (HUD).

Phase 3 Project Outcomes

- Redevelopment strategy implemented based on DOD Record of Decision (ROD).

Specific Project Goals

PHASE	SCOPE OF WORK, PRODUCTS AND DELIVERABLES	DATES/NOTES
Phase 1: Part I – Formal Onizuka LRA Designation and Determine Status	<ul style="list-style-type: none">✓ Council approved staff recommendation in RTC 05-217 to designate itself LRA for base reuse purposes (Completed Jul. 19, 2005).✓ Air Force to publish Notice of Availability (NOA). (Due shortly after 2005 BRAC becomes law) [DOD and Federal agencies to have 30 days to submit an Expression of Interest and 60 days to submit an application after NOA.] (Completed Dec. 7, 2005)✓ Mountain View City Council to approve Sunnyvale acting as the LRA for the Onizuka AFS closure. (Completed Dec. 13, 2005)✓ Council to adopt a Resolution designating itself as the LRA for the Onizuka AFS property that publicly defines the role of the LRA and establishes guidelines as to its operation. (Completed Jan. 10, 2006)✓ Letter sent to DOD requesting formal recognition as the sole LRA over the Onizuka AFS property in the 2005 BRAC Report. (Completed Jan. 30, 2006)✓ Receive formal LRA designation from DOD. (Completed Apr. 6, 2006)	Estimated date of completion: June 16, 2006 (Completed)

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(cont.) Phase 1: Part I – Formal Onizuka LRA Designation and Determine Status	<ul style="list-style-type: none"> ✓ Convene the Onizuka AFS LRA to: Approve the LRA bylaws; select LRA officers; select the LRA executive committee; authorize staff to apply for an Office of Economic Adjustment community base Reuse planning grant; approve the Citizen's Advisory Committee (CAC) bylaws and select two LRA members to serve on the CAC (Completed per LRA 06-0002 approved on April 11, 2006) ✓ Develop a public communication plan for the BRAC process (Completed April 19, 2006) ✓ Receive determination from DOD on "surplus" status. [Published in Federal Registry May 30, 2006.] ✓ Convene the Onizuka LRA to approve draft ad copy, the process for receiving Notices of Interest (NOIs) and approve the project plan (Completed 5/16 per RTC 06-003). ✓ Onizuka LRA to publish a newspaper advertisement requesting NOIs (Published June 28 by Mercury & Sun). ✓ Apply for OEA base reuse planning grant for Phase 1. (Final City Application, per OEA revisions, submitted September 29, 2006) ✓ Convene the Onizuka LRA Executive Committee to appoint members to the CAC (Completed June 15, 2006 per <i>RTC No.06-004</i>). 	<p>Estimated date of completion: June 16, 2006: (Completed)</p> <p>NOTES: Efforts funded in-part by California National Emergency Grant.</p>
Phase 1: Part II – Homeless Outreach and Establish Onizuka Citizen's Advisory Committee (CAC)	<ul style="list-style-type: none"> ✓ Convene the Onizuka CAC to select officers, provide BRAC background and process overview and discuss a detailed project plan (Completed June 29). ✓ Convene CAC to review homeless services evaluation criteria (August 24, 2006; LRA TEC review August 29, 2006 <i>per LRA No. 06-006</i>). ✓ Conduct outreach to homeless assistance providers and public benefit entities, following federal regulations and guidelines (Letters, emails, telephone response, July 1-September 13, 2006) ✓ NOI workshop with HUD/OCM/CDD/OEA/Onizuka/AFRPA on NOI process workshops (<i>Held Sept. 13, 2006</i>). ✓ Onizuka tour for potential NOI applicants (Held October 4, 2006) ✓ Consultations with Homeless Service Providers (Scheduled for October 24, 2006) 	<p>Estimated date of completion: October 2006: (Completed)</p> <p>NOTES:</p>
Phase 1 Part III – 1. Prelim Property Analyses Conducted	<p><u>Report on Preliminary Conditions of Property</u></p> <p>1. Prelim Property Analyses Conducted</p> <ul style="list-style-type: none"> ✓ Historic preservation review. (City telephone conference with DOD for partial DOD response: 8/18/06) ✓ Report CDD Historical Significance Report, as information only to Heritage Preservation Commission Oct. 4, 2006. 	<p>Estimated date of completion: Week of January 29, 2007; (<i>revised to March 30 to accommodate DOD schedule</i>).</p>

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2. Notices of Interest Received	<p>(Scheduled for CAC, and public comment on Jan. 25, 2007; scheduled to LRA January 30, 2007)</p> <p>√ CDD discussion on existing zoning (Moffett Park Special plan completed, scheduled for CAC for information October 25, 2006)</p> <p>☒ DOD conveyed website URL for available reports on the Preliminary Environmental Assessment (Staff met with Air Force Real Property July 26, 2006 to acquire reports. DOD provides partial reports uploaded to DOD website in August, 2006)</p> <p>☒ Initial Baseline Environmental survey and condition reports (DOD transmittal delayed/incomplete)</p> <p>√ DOD transmitted partial Seismic Analysis on building 1003, October 11, 2006</p> <p>√ DOD to transmit Infrastructure and Utilities update (DOD provides Utility Base Map on October 11, 2006)</p> <p>√ DOD's AFCEE/LRA staff met to identify revised environmental report due dates -- December 5, 2006.</p> <p>➤ Review RTC on the Preliminary Conditions of Property assessment report and public comment with CAC feedback. (CAC review January 25; LRA review January 30, 2007)</p> <p>2. Notices of Interest (NOIs) Received</p> <p>√ NOIs in the property are submitted to the Onizuka LRA. (Due Dec. 5, 2006)</p> <p>➤ Convene CAC to identify and review NOIs received at its meeting of (Jan 25, 2007).</p> <p>➤ Convene LRA to identify and review NOIs received at its meeting of January 30, 2007)</p> <ul style="list-style-type: none"> • Convene CAC to review and advise on NOIs during Conceptual Reuse Plan. (February 22, 2007). 	<p>NOTES: (City time schedule revised based on receiving DOD Initial Baseline Environmental Survey & Condition reports in <u>May, 2006</u></p> <p>Staff met with AFRPA on 7/26/06 to acquire DOD reports provided through 10/11/06.</p> <p>AFCEE Environmental Summary due Mid-Feb to April, 2007</p>
3. Conceptual Reuse Alternatives Selected	<p>3. Conceptual Reuse Options Selected</p> <ul style="list-style-type: none"> • Convene CAC to review and advise on Conceptual Reuse Option(s) (Rescheduled for February 22, 2007.) • Convene LRA to provide direction on the Conceptual Reuse Option(s) selected (March 6, 2003). <p>4. RTC to Council requesting authorization of OEA funding application for Phase 2 – January 30, 2007.</p>	
Phase 2: Part I – Draft Reuse Plan	<p>1. Submit OEA funding Application for Phase 2</p> <p>2. Prepare, Issue Consultant Requests for Proposals</p> <p>3. Draft/Prepare Reuse Plan</p> <ul style="list-style-type: none"> • Develop property analysis and site plans for future zoning, infrastructure and utilities to include future use forecast. 	<p>February, 2007</p> <p>LRA staff to explore negotiated revision of due date during application for Phase II funding.</p>

PHASE	SCOPE OF WORK, PRODUCTS AND DELIVERABLES	DATES/NOTES
Cont. Phase 2: Part I – Draft Reuse Plan	<ul style="list-style-type: none"> • Create an economic and workforce transition plan that includes economic and job creation goals and forecast. • Prepare financial analysis of proposed reuse options. • Prepare market analysis of proposed reuse options. • Perform an economic benefit study. • Create a historic preservation plan. • Monitor NEPA analysis, Prepare California Environmental Quality Act (CEQA) review of reuse options. • Convene the CAC to discuss the reuse options analyzed, (April/June 2007). • Convene the LRA to discuss the reuse options analyzed (with CAC feedback) and to select the “preferred” reuse option and method of property disposal. 	NOTES:
Phase 2: Part II – Review and submit the Reuse Plan to HUD and DOD for Review	<ul style="list-style-type: none"> • Onizuka LRA completes the Reuse Plan for the Onizuka AFS property. • Convene the CAC to review the final Reuse Plan and HUD Submission (July/August) • Convene the Onizuka LRA to review the final Reuse Plan and HUD Submission. • Submit the Reuse Plan to both DOD and the HUD. (Statutory due date 9 months from the deadline for NOIs or September 5, 2007) • Dissolution of CAC 	LRA staff to explore negotiated revision of due date during application for Phase II funding. NOTES:
Phase 3: Part I – DOD and HUD Review of Reuse Plan	<ul style="list-style-type: none"> • HUD reviews the Reuse Plan to determine how the Onizuka LRA has addressed the needs of the homeless in the vicinity of Onizuka AFS. (Statutory 60 day limit to the review period) 	Estimated date of completion: November 4, 2007 NOTES: Subject to revision of date.
Phase 3: Part II – Record of Decision Issued	<ul style="list-style-type: none"> • DOD reviews the Reuse Plan and issues formal ROD which describes how the base will be transferred and is the formal decision document of the EIS. (Statutory 1 year limit to the review period) 	Estimated date of completion: September 5, 2008 NOTES: Subject to revision of date.
Phase 3: Part II – Implement Reuse Strategy	<ul style="list-style-type: none"> • Onizuka LRA creates the organizational structure for redevelopment and implementation. • Pre-disposal community actions occur (zoning, financing, redevelopment strategies, etc.) • Negotiate property acquisition and/or development agreement as appropriate. • Other issues as identified. 	Estimated date of completion: January, 2009 NOTES: subject to revision of date.